



CITY OF DURHAM | DURHAM COUNTY
NORTH CAROLINA



Date: September 4, 2012

To: Thomas J. Bonfield, City Manager
Through: Steven L. Medlin, AICP, City-County Planning Director
From: Aaron Cain, AICP, Planning Supervisor
Subject: Amendment to the Unified Development Ordinance – University College 2 (TC1100015)

Executive Summary

The *Fayetteville Street-University Land Use Update* was adopted by the Durham City Council by a unanimous vote on September 19, 2011. That Plan recommends the creation of the University and College 2 (UC-2) zoning district to apply to the campus of North Carolina Central University (NCCU).

Recommendations

Staff recommends approval based on the policy direction from the adopted *Fayetteville Street-University Land Use Update*. The Planning Commission recommended approval on a 12-0 vote at its May 15, 2012 meeting.

Background

One of the recommendations in the *Fayetteville Street-University Land Use Update* is to create a new zoning district, UC-2, in order to bring North Carolina Central University (NCCU) into a University and College zoning district while still meeting the needs of the University and the surrounding neighborhoods. Staff has completed a draft of the necessary Unified Development Ordinance (UDO) text amendment to create the new zoning district. Staff has held two public meetings and met individually with interested parties in order to receive comment on the draft text amendment and inform the public about this item. The stipulations in the draft text amendment mirror the policy direction given in the *Fayetteville Street-University Land Use Update*.

Issues and Analysis

The UC-2 district is very similar to the existing University and College (UC) district that has been applied to much of the Duke University campus. However, there are three main differences:

- The deadline for acquisition of land that can be included in the initial zoning is January 1, 2010 rather than January 1, 2002;

- The width of the Transitional Use Area (TUA), the area with stricter regulations on the perimeter of the campus, is 75 feet rather than 150 feet in order to acknowledge the more urban context and lack of available land for the NCCU campus; and
- Maximum height within the TUA is calculated based on the distance from the center of the right-of-way or the property line, whichever is applicable, rather than as a percentage of the height of existing adjacent buildings.

All three of the above proposed changes were described in the *Fayetteville Street-University Land Use Update*. Other changes that occur to both districts as a result of this proposed text amendment are further clarification of architectural standards for the TUA and an extending of the validity period for a parking plan from two to four years.

Alternatives

The City Council may choose to adopt only some of the provisions within the proposed text amendment, not adopt the text amendment in its entirety, or postpone a decision to a later date.

Financial Impact

There is no financial impact as a result of this action.

SDBE Summary

Not applicable.

Staff Contact

Aaron Cain, AICP, Planning Supervisor, 560-4137x28226, aaron.cain@durhamnc.gov

Attachments

Attachment 1, An Ordinance to Amend Provisions of the Unified Development Ordinance Creating the University and College-2 Zoning District

Attachment 2, Planning Commission Written Comments